



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **PJ-2**

April 6, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**SENATE BILL 1953 SEISMIC RETROFIT PROGRAM
OLIVE VIEW-UCLA MEDICAL CENTER
APPROVE USE OF BIDDER PREQUALIFICATION PROCESS
ADOPT AND ADVERTISE
SPECS. 6569; C.P. 86537
SUPERVISORIAL DISTRICT 5
3 VOTES**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT
YOUR BOARD:**

1. Find the Olive View-UCLA Medical Center Senate Bill (SB) 1953 Seismic Retrofit project categorically exempt under the California Environmental Quality Act in accordance with State Guidelines, Section 15301, Class 1 (d) and (f); and Class 1 (i) of the County of Los Angeles Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Approve the use of the Board-adopted Bidder Prequalification Process to select general contractors for the Olive View-UCLA Medical Center SB 1953 Seismic Retrofit project, and authorize the Director of Public Works to utilize the Request for Statement of Qualifications (Enclosure D).

3. Adopt preliminary plans and specifications for the Olive View-UCLA Medical Center SB 1953 Seismic Retrofit project at an estimated construction cost of \$11,257,000. Instruct the Executive Officer of the Board to advertise for bids, to be received on dates indicated in the Request for Statement of Qualifications, in accordance with the Instruction Sheet for Publishing Legal Advertisements (Enclosure C).

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTIONS

Approval of the recommended actions will allow Public Works to initiate the bidding process for the Olive View-UCLA Medical Center SB 1953 Seismic Retrofit project and to use the Bidder Prequalification Process to ensure that only qualified bidders compete for the Construction Contract. Due to the nature of the construction, the familiarity and experience of the general contractors with the type of work being performed, especially in an operating hospital facility, are essential to protect the health and safety of patients, employees, and the general public and to complete the work with the least possible disturbance to the occupant.

The Bidder Prequalification Process will identify contractors who have successfully completed work of similar scope, complexity, and magnitude in the past. We anticipate that using short-listed qualified contractors will limit the bidding process to contractors who can best accommodate the construction requirements of the project resulting in higher quality work, timely completion of construction, and a reduction in cost and construction claims.

This current schedule anticipates the prequalification process for the project to begin on April 19, 2006, following Board approval of this action. The Statements of Qualification are due from contractors on May 22, 2006, and will be evaluated by a panel, including Health Services, Chief Administrative Office, and Public Works. We plan to return to your Board on July 25, 2006, to recommend approval of the short-listed qualified contractors for the project. On July 25, 2006, we will also request that your Board adopt and advertise final Contract documents for the Olive View-UCLA Medical Center project. Bids will be due on September 21, 2006, and we plan to return to your Board on December 5, 2006, to recommend award of the Contract for the project.

Project Background

On December 5, 2000, your Board adopted the SB 1953 Compliance Plan for the County's six medical centers. The first phase of SB 1953, anchoring and bracing all essential equipment, was completed prior to the January 1, 2002, deadline. The

second phase of SB 1953 requires the retrofit of the structural systems for noncompliant buildings and the retrofit of additional nonstructural systems at critical care areas by January 1, 2008. SB 1953 program deadline extensions are discussed in a separate item on this agenda. A brief status of the overall SB 1953 program is provided in Enclosure A.

At the Olive View-UCLA Medical Center, the SB 1953 requirements apply to the main hospital building, the central plant, and cooling tower. The retrofit of the central plant and cooling tower was completed in 2002. The main hospital building already complies with the structural requirements of SB 1953. Therefore, only the nonstructural retrofit of critical care areas in the main hospital building remains to be completed and is the subject of this action. The nonstructural retrofit covered by this action involves 16 critical care departments within the main hospital building and associated source equipment supplying utilities to the affected departments from various mechanical penthouses. The overall area of the hospital impacted by this scope of work is approximately 135,000 square feet.

On December 14, 2004, your Board approved the Olive View-UCLA Emergency Services Expansion and Tuberculosis Unit project, which will add a new fully code-compliant emergency department building to the hospital. The current SB 1953 plans do not include retrofitting the existing emergency department, and total SB 1953 compliance would only be met when the Emergency Services Expansion and Tuberculosis Unit project is completed in 2010.

The plans for the Olive View-UCLA Medical Center project were approved by the Office of State Health and Planning Development on January 25, 2005. Construction is scheduled to begin in January 2007 and will be substantially completed by July 2008.

Implementation of Strategic Plan Goals

These actions are consistent with the County Strategic Plan Goals of Service Excellence, Fiscal Responsibility, and Children and Families' Well-Being by investing in public health infrastructure to enhance the safety of the patients and staff.

FISCAL IMPACT/FINANCING

The total project budget for the SB 1953 hospital seismic retrofit at the Olive View-UCLA Medical Center at this time remains as originally authorized at \$23,514,000. Project costs will initially be funded through the issuance of Tax-Exempt Commercial Paper and

ultimately the issuance of long-term, tax-exempt bonds. The Chief Administrative Office and Treasurer and Tax Collector will return to your Board with final financing recommendations in a separate Board letter.

The Project Budget and Schedule Summaries are included in Enclosure B.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On November 13, 2001, your Board adopted the Bidder Prequalification Policy and Procedures to be used for selection of qualified contractors on County capital projects.

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt under the California Environmental Quality Act in accordance with State Guidelines, Section 15301, Class 1 (d) and (f); and Class 1 (i) of the County of Los Angeles Environmental Procedures and Guidelines adopted by your Board on November 17, 1987. A Notice of Exemption will be filed with the Registrar-Recorder/County Clerk.

CONTRACTING PROCESS

Under this recommended prequalification process, the bidding period is lengthened and will require three Board actions instead of the two actions normally associated with the standard capital project construction bid and award process.

This initial action requests your Board to approve the selection criteria to be used in determining prequalified bidders, adopt preliminary plans and specifications, and authorize advertising of the Request for Statement of Qualifications. Following completion of this first step, your Board will be asked to approve the list of prequalified contractors, adopt final plans and specifications, and authorize the Director of Public Works to request bids from the prequalified list of contractors. In the third step, your Board will be asked to award a Construction Contract to the apparent lowest responsible bidder.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will have no impact on current services or projects. At the time of seismic retrofit construction, disruption and temporary relocation of services within the Olive View-UCLA Medical Center is anticipated. However, Public Works and

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Health Services have identified potential impacts at the Olive View-UCLA Medical Center and developed specific construction phasing plans and move management strategies that will minimize the impact on services.

CONCLUSION

Please return an adopted copy of this letter to Public Works and the Chief Administrative Office (Capital Projects Division).

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

GBB:js

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Enc. 4

cc: County Counsel
Department of Health Services
Treasurer and Tax Collector

April 6, 2006

ENCLOSURE A

**SENATE BILL 1953 SEISMIC RETROFIT PROGRAM
OLIVE VIEW-UCLA MEDICAL CENTER
APPROVE USE OF BIDDER PREQUALIFICATION PROCESS
ADOPT AND ADVERTISE
SPECS. 6569; C.P. 86537**

I. PROGRAM STATUS

PROJECT LOCATIONS	EVALUATION REPORT AND COMPLIANCE PLAN 01/01/01 DEADLINE	NONSTRUCTURAL RETROFIT SCOPE FOR THE 01/01/02 DEADLINE	STRUCTURAL AND NONSTRUCTURAL SCOPE	
			FEMA HAZARD MITIGATION GRANT SCOPE 12/31/02 DEADLINE	REMAINING SB 1953 STRUCTURAL AND NONSTRUCTURAL SCOPE FOR THE 01/01/08 DEADLINE
HARBOR-UCLA MEDICAL CENTER \$ PATIENT TOWER \$ NORTH WING \$ SOUTH WING \$ PCDC \$ CENTRAL PLANT	Completed Completed Completed Completed Completed	Completed Completed n/a Completed Completed	n/a n/a n/a n/a n/a	PC PC PC PC PC
HIGH DESERT HOSPITAL \$ MAIN HOSPITAL \$ GENERATOR BUILDING \$ CENTRAL PLANT	Completed Completed Completed	Completed Completed Completed	n/a n/a n/a	Cancelled n/a Cancelled
MARTIN LUTHER KING, JR./DREW MEDICAL CENTER \$ MAIN HOSPITAL \$ CENTRAL PLANT \$ COOLING TOWERS \$ TRAUMA CENTER \$ HAWKINS BUILDING	Completed Completed Completed Completed Completed	Completed Completed Completed Completed Completed	n/a n/a Completed n/a Completed	PC PC n/a n/a n/a

NOTE:

1. Items that are the subject of these actions are shown in bold.
2. PC - OSHPD plan check underway.
3. RB - A replacement building is proposed in lieu of previously planned seismic retrofit work.

PROJECT LOCATIONS	EVALUATION REPORT AND COMPLIANCE PLAN 01/01/01 DEADLINE	NONSTRUCTURAL RETROFIT SCOPE FOR THE 01/01/02 DEADLINE	STRUCTURAL AND NONSTRUCTURAL SCOPE	
			FEMA HAZARD MITIGATION GRANT SCOPE 12/31/02 DEADLINE	REMAINING SB 1953 STRUCTURAL AND NONSTRUCTURAL SCOPE FOR THE 01/01/08 DEADLINE
OLIVE VIEW-UCLA MEDICAL CENTER \$ MAIN HOSPITAL \$ CENTRAL PLANT \$ COOLING TOWER	Completed Completed Completed	Completed Completed Completed	n/a Completed Completed	AP n/a n/a
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER \$ BUILDING 100 \$ BUILDING 101/102 \$ BUILDING 500 \$ BUILDING 603/604 \$ BUILDING 700 - 704 \$ BUILDING 900 \$ HARRIMAN BUILDING \$ SAFETY POLICE \$ JPI BUILDING \$ FIRE PUMP BUILDING \$ OLD CENTRAL PLANT \$ OLD KITCHEN \$ NEW KITCHEN \$ NEW LABORATORY	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed	Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed Completed n/a n/a	n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a	RB RB n/a RB RB RB n/a n/a n/a n/a n/a n/a RB RB

NOTE:

1. Items that are the subject of these actions are shown in bold.
2. PC - OSHPD plan check underway.
3. RB - A replacement building and campus consolidation is proposed in lieu of previously planned seismic retrofit work.
4. AP - OSHPD stamp of approval received.

PROJECT LOCATIONS	EVALUATION REPORT AND COMPLIANCE PLAN 01/01/01 DEADLINE	NONSTRUCTURAL RETROFIT SCOPE FOR THE 01/01/02 DEADLINE	STRUCTURAL AND NONSTRUCTURAL SCOPE	
			FEMA HAZARD MITIGATION GRANT SCOPE 12/31/02 DEADLINE	REMAINING SB 1953 STRUCTURAL AND NONSTRUCTURAL SCOPE FOR THE 01/01/08 DEADLINE
LAC+USC MEDICAL CENTER				
\$ GENERAL HOSPITAL	Completed	Completed	n/a	n/a
\$ WOMEN'S AND CHILDREN'S HOSPITAL	Completed	Completed	n/a	n/a
\$ OPD	Completed	Completed	n/a	n/a
\$ CENTRAL PLANT	Completed	Completed	n/a	n/a
\$ ELECTRICAL STATION ZERO	Completed	Completed	n/a	n/a
\$ PHARMACY AND PHARMACY TRAILER T25A	Completed	Completed	n/a	n/a
\$ TELECOMMUNICATION BUILDING	Completed	Completed	n/a	n/a
\$ WOMEN'S AND CHILDREN'S WAREHOUSE	Completed	Completed	n/a	n/a
\$ MEDICAL RECORDSTRAILER 7B	Completed	Completed	n/a	n/a

NOTE:

1. Items that are the subject of these actions are shown in bold.
2. RB - A replacement building and campus consolidation is proposed in lieu of previously planned seismic retrofit work.
3. LAC+USC Replacement project satisfies all SB 1953 requirements.

April 6, 2006

ENCLOSURE B

**SENATE BILL 1953 SEISMIC RETROFIT PROGRAM
OLIVE VIEW-UCLA MEDICAL CENTER
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SPECS. 6569; C.P. 86537**

I. PROJECT SCHEDULE

Project Activity	Board Approved	Revised Completion Date
Project Needs Assessment	12/31/00	12/31/00*
Project Feasibility	12/31/00	12/31/00*
Project Program	12/31/00	12/31/00*
Design		
Design Services Contract Execution	02/06/02	02/06/02*
Construction Document Submittal	03/25/03	02/19/04*
Jurisdictional Approval	01/23/04	01/25/05*
Construction Bid	08/24/04	09/21/06
Construction		
Substantial Completion	06/19/06	07/09/08**
Acceptance	08/16/06	09/07/08

* Actual completion date.

** The SB 1953 January 1, 2008, deadline will not be met pending the completion of the Olive View-UCLA Emergency Services Expansion and Tuberculosis Unit project which are scheduled for 2009 completion.

II. PROJECT BUDGET

Budget Category	Board Approved Project Budget	Proposed Budget Reallocation	Revised Project Budget
Land Acquisition	\$ 0	\$ 0	\$ 0
Construction			
(a) Estimated Construction Cost	\$12,831,000	\$(1,574,000)	\$ 11,257,000
(b) Change Order Allowance	<u>3,208,000</u>	<u>(898,000)</u>	<u>2,722,000</u>
Subtotal	\$16,039,000	\$(2,060,000)	\$ 13,979,000
Equipment	\$ 0	\$ 0	\$ 0
Plans and Specifications	\$ 2,024,000	\$ 124,000	\$ 2,148,000
Consultant Services			
(a) Project/Construction Management Services	\$ 2,124,000	\$ 2,613,000	\$ 4,737,000
(a) Additional/Optional/Reimbursable Services	<u>687,000</u>	<u>560,000</u>	<u>1,247,000</u>
Subtotal	\$ 2,811,000	\$ 3,173,000	\$ 5,984,000
Jurisdictional Review, Permits, and Fees	\$ 263,000	\$ 0	\$ 263,000
County Services	\$ 2,356,000	(1,237,000)	\$ 1,119,000
Miscellaneous Expenditures	\$ 21,000	\$ 0	\$ 21,000
TOTAL	\$23,514,000	\$ 0	\$ 23,514,000

Note: The current project budget is not impacted by the recommended actions.

April 6, 2006

ENCLOSURE C

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PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for two weeks in a weekly newspaper, or ten times in a daily newspaper. Forward three reprints of this advertisement to Architectural Engineering Division, Department of Public Works, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE
INVITATION FOR BIDS**

The County of Los Angeles Department of Public Works is preparing to construct the SB 1953 Seismic Retrofit project at Olive View-UCLA Medical Center. The project encompasses areas within the Main Hospital Building, totaling approximately 135,000 square feet.

The County of Los Angeles Department of Public Works is soliciting Statements of Qualifications from prime contractors. Any prime contractor who desires to submit a sealed bid to perform construction on this project must first complete the Bidder Prequalification Process and be approved by the County of Los Angeles Board of Supervisors as a qualified bidder. This process is fully defined in the Request for Statement of Qualifications. Starting April 19, 2006, the Request for Statement of Qualifications is available by submitting a written request to:

Mr. Brian Soria
Department of Public Works
Architectural Engineering Division
900 South Fremont Avenue, 8th Floor
Alhambra, CA 91803-1331
Telephone (626) 458-2588, FAX (626) 979-5311, or e-mail bsoria@ladpw.org

Each Statement of Qualifications shall be submitted on the required forms and filed at the Cashier's office before 11 a.m. on the date and per instructions indicated in the Request for Statement of Qualifications.

Submitted Statements of Qualifications will be evaluated, and a recommended list of qualified contractors will subsequently be approved by the Board of Supervisors to submit sealed bids for the work.

Following Board approval of the list of qualified contractors, the approved contractors will be invited to complete the bidding process based on final construction documents and to submit sealed bids for this work.

Preliminary Design Documents listed below are available for review at 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

<u>SD</u>	<u>SPECS</u>	<u>PROJECT</u>
5	6569	SB 1953 Seismic Retrofit Program Olive View-UCLA Medical Center

CONTRACTOR PREQUALIFICATION CONFERENCE

Public Works will hold a recommended contractor prequalification conference on May 1, 2006, Conference Room C, 3 p.m., at 900 South Fremont Avenue, Alhambra, California 91803-1331, to provide information on the project, prequalification process, and bidding process.

OTHER INSTRUCTIONS

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts, as defined in Section 2000 of the Public Contract Code, relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical errors and discrepancies in bids submitted in the public's interest.

Si necesita información en Español, por favor llame al Telefono (626) 458-2563.



Upon 72-hours notice, Public Works can provide program information and publications in alternate formats or make other accommodations for people with disabilities. In addition, program documents are available at our main office in Alhambra (900 South Fremont Avenue), which is accessible to individuals with disabilities. To request accommodations ONLY, or for more Americans with Disabilities Act (ADA) information, please contact our departmental ADA Coordinator at (626) 458-4081 or TDD (626) 282-7829, Monday through Thursday, from 7 a.m. to 5:30 p.m.



Con 72 horas de noticia, el Departamento puede proveerle información y publicaciones sobre el programa y formatos alternativos o hacer adaptaciones para incapacitados. Además, documentación sobre el programa está disponible en nuestra oficina principal en Alhambra (900 South Fremont Avenue), la cual es accesible para individuos con incapacidades. Para solicitar adaptaciones SOLAMENTE, o para mas información del ADA, pongase en contacto con nuestro Coordinador del ADA del Departamento al (626) 458-4081 o TDD (626) 282-7829, de lunes a jueves de las 7 a.m. a 5:30 p.m.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated April 18, 2006.

Specs. 6569

JOANNE STURGES, ACTING EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES

April 6, 2006

ENCLOSURE D

**SENATE BILL 1953 SEISMIC RETROFIT PROGRAM
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**Request for Statement of Qualifications (RFSOQ) Package
(Please See Following Pages)**